Karen Johnson Davidson County
Batch# 931183 DEEDWARR
10/18/2022 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20221018-0113823

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 3/29/25

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron Helvey, Mckenzie Helvey, Edward Helvey, and Michelle Helvey	~~New Owner~~ US Bank Home Mtg	086100C01500CO
(NAME) 3746 Central Pike Unit 15	(NAME) 9380 Excelsior Blvd 3rd Floor	
(ADDRESS) Hermitage TN 37076	(ADDRESS) Hopkins, MN 55343	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPH GEORGE SALLOUM AND NICOLE V. SALLOUM, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAMERON HELVEY AND MCKENZIE HELVEY, HUSBAND AND WIFE, AND EDWARD HELVEY AND MICHELLE HELVEY, HUSBAND AND WIFE, tenants in common with rights of Survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a certain private element unit situated in Davidson County, Tennessee, being Unit 15, together with the appurtenant common elements, of 6Teen on Central Townhomes, created under Title 66, Section 27-101, et seq., as amended Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 6Teen on Central Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20180413-0035135, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of 3746 Central Pike, a Horizontal Property Regime with Private Elements, attached as Exhibit to said Declaration. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6Teen on Central Townhomes provided in said Declaration, together with the By-Laws appended thereto, the site plan attached as exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description, and placement of such Unit.

Being the same property conveyed to Joseph George Salloum and Nicole V. Salloum, husband and wife by Deed dated August 19, 2020 from Guerrier Development LLC, recorded August 21, 2020, in Instrument Number 20200821-0094535, in the Official Records of Davidson County, Tennessee.

LT&E File #19652

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 3746 Central Pike, Unit 15, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand(s) this 14th day of October, 2022

Joseph George Salloum

Joseph George Salloum

Nicole V Salloum by Joseph George Salloum Attorney in Fact

Nicole V. Salloum by Joseph George Salloum, her attorney-in-fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Joseph George Salloum, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged that he/she executed the same, as his free act and deed.

Witness my hand and official seal this 14th Day of October, 2022

Notary Public
MY COMMISSION EXPIRES: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Joseph George Salloum, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Nicole V. Salloum and acknowledged that he/she executed the same by Power of Attorney, as the free act and deed of said Nicole V. Salloum

Witness my hand and official seal this 14th Day of October, 2022

Notary Public
MY COMMISSION EXPIRES: 11/3/25

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LT&E File #19652

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 13, 2022.

J. Carlton Drumwright

October 13, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 13, 2022.

Notary

My Commission Expires: 12/18/22

